



City of Milton

Office of the City Manager

March 30, 2016

**Tourist Development Council Members
Through the Chair**

Dear Tourist Development Council Members:

The City of Milton respectfully requests that the portion of the bed tax revenue dedicated for the Milton Riverwalk Park continues to be dedicated for that purpose and provided to the City to assist all in achieving our collective object of stimulating tourist related economic activity. This act on the part of the TDC will allow the City to develop the anchor of the Riverwalk Park to the north. The proceeds will be used in accordance with State Statutes and audited annually. Attached you will find a summary of the project to date and our specific request of the TDC through our representative on the Tourist Development Council, Councilman Lowey.

We look forward to your continued involvement in this tourist related activity and your positive response to this request.

Sincerely,

**Brian Watkins
City Manager**

Attachment

MEMORANDUM

DATE: January 25, 2016
TO: Councilman Lowery
FROM: Brian Watkins
RE: Milton Marina

Attached you will find copies of the instruments that were/are part of the Milton Marina land purchase. They clearly outline the terms and conditions of the acquisition. The salient points are found below.

Purchase Price: \$525,000

Down Payment: \$155,000

Balance: \$370,000

Balance Financed by Seller: Term 60 months

Interest Rate: 4.5%

Tourist Development Tax Revenues associated with northern Santa Rosa County for "Milton Riverwalk Park" dedicated to debt service (370k) for a period of five (5) years.

Amortized for 15 years (59 payments of approx. \$2,830.48 monthly) or \$166,970.00

Final Payment (balloon) estimated at \$275,941.11 due May 2016 from the City of Milton

Current Status: The City has spent considerable time and money reconstructing the marina. Yearly expenditures are outlined on the following page. These expenditures however do not account for costs associated with program development and facility management. The continued dedication of the TDC proceeds to this effort will provide project match to our application for Restore Act proceeds and the evolution of the marina as a vital part of the community's development along the riverfront and it's Riverfront Park. The TDC proceeds for the down payment and debt service total approximately \$321,970.00. The City's expenditures to date of \$195,773.00, plus our balloon payment of \$275,941.00 total approximately \$471,714.00. The expenses to date found on the following page are primarily associated with the design and permitting of the anticipated slip expansion, associated submerged land lease, reconstruction of the existing slips, and acquisition of two new parcels to support the expanding operations.

CITY OF MILTON
Marina Fund
Expenses for years 2011 - 2016

	FY 2011 Actual	FY 2012 Actual	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Oct-Jan
Marina Expenses						
Advertising / promotional	137	103	-	-	-	300
Insurance & Bonds	-	-	3,473	3,087	3,106	3,172
Misc. Expenditures	6,292	3,076	897	1,596	10	1,814
Professional Service				119	478	605
Professional services	-	-	8,535	27,964	-	
R&M	-	360	6,022	4,951	602	4,542
Utility services	106	353	1,247	4,045	2,984	2,000
Capital Improvements		21,130				
Quinn St Parcel 017A						41,334
Quinn St Parcel 017B						41,334
Expenses	6,535	25,022	20,174	41,760	7,180	95,101

The following are excerpts from our Restore Act application:

Applicant Name: CITY OF MILTON

Project Name: QUINN STREET MARINA: PHASE I

Qualifying Eligible Activities: Primary: Tourism

- Promotion of Tourism and Seafood in the Gulf Coast Region

Secondary benefits outside of project designation:

- Workforce development and job creation
- Fisheries monitoring

Phase I of the Quinn Street Marina Project expands upon the City's current and ongoing plans to redevelop the marina at Quinn Street. Phase I of the project consists of the demolition of the existing structure as it is dilapidated and poses a potential threat to the public. Phase I also includes the

construction of a new utilitarian type building to provide the public with general marina services and concession. Improvements to the marina functionality will also consist of new docks, boat launch, fuel dock, pump out, and car and trailer parking.

Project Activity Description:

a. The City of Milton Quinn Street Marina project promotes the Counties destination strategy by strengthening and highlighting the County events calendar through the addition of a unique and greatly under-utilized facility type in the Central part of Santa Rosa County. The primary goal of the City's Marina Project is to continue to attract visitors with improved access to the Blackwater River and the surrounding area. Increased accessibility to the Blackwater Rivers' pristine waterways will draw visitors and residents alike to the Rivers' shores. Increased exposure to the Northern portion of the River and the addition of a number of eco-tourist attractions will inevitably serve to attract additional tourists to the City and County both.

The City has been in contact with the University of West Florida (UWF). The Environmental Studies Department has shown interest in this project and others. The potential establishment of a river habitat and species monitoring center that will serve as an educational hub for students of biochemistry and other environmental sciences has been discussed. UWF has also shown interest in the provision of eco-friendly signage promoting conservation and species protection as part of the eco-tourism aspect of the Marina. The improved marina and surrounding facilities will attract visitors, transient and recreational boaters and others to the area. Its proximity and connection to the main downtown area as well as the posted information and activity boards will encourage visitors to stay and to make the City of Milton a future destination. A Blackwater River habitat and species monitoring center will serve to promote environmental stewardship and could lend itself to additional eco-tourism interests.

b. The proposed siting of the Marina Project is conducive to the location as it will continue the use currently in place. The area is under-utilized and except for the marina and maintenance shop currently located on site, it is for the most part, vacant. The space is zoned for the activity and has been proposed for revitalization which directly correlates with the goals, objectives, and vision of the City's Comprehensive Plan, and Riverfront Master Plan as well as the goals and vision of Santa Rosa County's Master Plan.

c. The City of Milton has already committed funds to the project through the employ of Peter J. Smith and Company Inc. to design the Riverfront Master Plan. Funds have also been allocated for the purchase of a new fueling station and the Marina is permitted for double the number of boat slips currently available. The City has also made efforts and strides in the procurement of outside participation and investments in the project.

d. The long range maintenance of the project will be diminished by the benefit and will include little more than the current marina requires. The potential creation of a number of private sector jobs and new City maintenance positions will serve to promote economic stimulus. The potential for increased tourist activity is well worth the investment.

e. The Marina project has undergone, as part of the Riverfront Master Plan outreach, a number of public meetings and input sessions. The Project has proven to coincide with the desires of the great majority of participants at these public outreach meetings.

f. The Marina will provide a healthy return on investment and will prove to be lucrative for the City in the future. It will increase boater and other activities and will also serve to promote commercial growth in the surrounding setting, further enticing visitors to make Milton a destination.

g. The Quinn Street Marina Project correlates directly with the goals, objectives and vision of not only the City of Milton Comprehensive Plan but also the Santa Rosa County Comprehensive Plan. There are no zoning issues associated with the project.

h. The City has invested in Peter J. Smith and Company Inc. in the conceptual design of the Marina and surrounding area. The City holds the submerged land lease and has made the commitment in terms of future financial obligations, of hundreds of thousands of dollars. Additionally, the City has borne the costs of engineering and permitting in the Marina projects' movement forward thus far.

i. The Marina Project is a "Legacy Project". It will continue, for years to come, to bring people into the heart of Santa Rosa County from not only the surrounding Cities and areas but from neighboring Counties and States as well. As part of the larger Riverfront vision, the improved marina will provide a corner stone to what has the potential to be one of Santa Rosa Counties most visited points of interest. It will help to expose the County's interior and present visitors with an opportunity to discover that Santa Rosa County is more than just beautiful beaches.

Budget Justification and Matching funds/grants if any: (Phase I: to include the demolition of the existing structure approximately 9,500 sq. ft.; new construction of a 5,000sq. ft. utilitarian building, slip addition, increased dock and function and porous parking lot facilities and ramp)

PROJECT BUDGET ACTIVITY/ITEMS	ANTICIPATED COST	POTENTIAL FUNDING SOURCES	
		Anticipated Restore Act Funding	Potential State/Federal Funding Sources
Project Planning			
Feasibility			
Engineering/Design/ LEED Consult/Permitting (@15%)	\$131,700.00	\$65,850.00	RDP, FGAP, LWCF, FRDAP, TEP, FCT
Project Construction Activities			
Interior Renovation			

Quinn Street Marina

PROJECT LOCATION

HWY 90/Caroline Street



0 100 200 400 600 800 Feet

